



## Legislation Text

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**File #:** ID 19-157, **Version:** 1

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**Subject:**

Consider a request for a special use permit to allow a short term rental on property addressed as 981 Summit Avenue.

Presented By: Adam Fletcher, Director - Department of Planning & Community Development

Planning Commission recommended approval (5-2) for a special use permit per Section 10-3-40(8) of the Zoning Ordinance to allow short-term rental within the R-2, Residential District on a +/- 21,000 sq. ft. property identified as tax map parcel 48-C-12, with the following conditions:

1. Prior to beginning operations, a Certificate of Occupancy (CO) must be issued for the building.
2. The site shall be the operator's primary residence.
3. An operator shall be present during the lodging period.
4. All STR accommodations shall be within the principal structure.
5. There shall be no more than one STR guest room or accommodation space.
6. The number of guests at one time shall be limited to four.
7. Prior to beginning operations, the operator shall have the guest rooms and accommodation spaces and means of egress inspected by city staff to confirm compliance with the Virginia Uniform Statewide Building Code and the Virginia Statewide Fire Prevention Code or as determined necessary by Building Code and Fire Officials.
8. Minimum off-street parking spaces do not need to be delineated and can be accommodated utilizing the driveway or other areas on the property.
9. If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.